

CHAPTER 8.0 GROWTH-INDUCING IMPACTS

8.1 Definition of Growth-Inducing Impacts

Section 15126.2(d) of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) describe the potential growth inducing impacts of a proposed project. Specifically, Section 15126.2(d) states:

"Discuss the ways in which the proposed project could foster economic development or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment Also discuss the characteristics of some projects that may encourage and facilitate other activities that could substantially affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental or of little significance to the environment."

To assess whether the proposed project may foster spatial, economic or population growth, several questions are considered:

- Would the construction of the proposed single-family residence result in the removal of an impediment to growth such as the establishment of an essential public service or the provision of new access to an area?
- Would the construction of the proposed single-family residence result in economic expansion or growth such as changes in the revenue base or employment expansion?
- Would the construction of the proposed single-family residence result in the establishment of a precedent setting action such as an innovation, a radical change in zoning or a General Plan amendment approval?
- Would the construction of the proposed single-family residence result in development or encroachment in an isolated or adjacent area of open space, as opposed to an infill type of project in an area that is already largely developed?

8.2 Analysis of Growth-Inducing Impacts

Potential project-related growth-inducing impacts related to each of the questions cited above are discussed below.

Would the construction of the proposed single-family residence result in the removal of an impediment to growth such as the establishment of an essential public service or the provision of new access to an area?

As indicated previously, the proposed project is located in an area of the City where all of the essential public services and/or utilities and other features exist. Further, the existing public facilities and services, including police and fire protection services, sewer, water, and storm drainage, and parks and recreational facilities, are adequate to serve the proposed Megonigal Residence. As a result, there would not be any significant new demands that would result in the necessity to expand an existing service or create a new service, which would eliminate an existing impediment to growth.

Would the construction of the proposed single-family residence result in economic expansion or growth such as changes in the revenue base or employment expansion?

Implementation of the proposed project will not result in any significant economic growth or expansion in either the City of Newport Beach, County of Orange or larger southern California region. Although a number of short-term, construction-related jobs would be created by the construction of the proposed single-family residence, the construction-related jobs would be extremely limited and would cease with completion of the construction. Furthermore, project implementation would not result in the creation of any long-term employment opportunities. The proposed project constitutes “in fill” development of a site that is currently vacant but on which development has been anticipated, as indicated by the Land Use Element designation and zoning classification adopted for the site. The proposed residential development would result in an increase of one dwelling unit within the City of Newport Beach, consistent with the adopted land use plans and policies of the City. Therefore, no significant growth-inducing impacts of the proposed project are anticipated.

Would the construction of the proposed single-family residence result in the establishment of a precedent setting action such as an innovation, a radical change in zoning or a General Plan amendment approval?

The subject property is designated RS-D (Single-Unit Residential – Detached) and is zoned R-1 (Single-Family Residential). The applicant does not propose an amendment to the Land Use Element of the Newport Beach General Plan or to the Coastal Land Use Plan land use designation. The City’s General Plan was updated in 2006. The proposed project is, therefore, consistent with the land use and intensity of development permitted by the long-range plans adopted for the project by the City of Newport Beach. Therefore, approval of the proposed Modification Permit and Encroachment Permit that comprise project approval would not set a precedent in the use of the site.

Would the construction of the proposed single-family residence result in development or encroachment in an isolated or adjacent area of open space, as opposed to an infill type of project in an area that is already largely developed?

Generally, growth-inducing projects possess such characteristics as being located in isolated, undeveloped or under developed areas, necessitating the extension of major infrastructure (e.g., sewer and water facilities, roadways, etc.) or those that could encourage the “premature” or unplanned growth in an area not planned for development (i.e., “leap frog” development). The subject property is a vacant site that is designated residential by both the Land Use Element of the Newport Beach General Plan and zoning. The site is located within an urbanized area in the City of Newport Beach (Corona del Mar). As such, it is important to note that the proposed development will not remove an obstacle to population growth since the project site is located in an area that is urbanized and all of the essential infrastructure, including sewer and water facilities, storm drainage facilities, electricity and natural gas, and related utilities have adequate capacity to accommodate the proposed single-family dwelling unit. Project implementation will not result in significant increases in demands on the infrastructure. Therefore, no significant growth-inducing impacts are anticipated

8.3 Conclusion

The answer to each of the questions cited above as they relate to the proposed Megonigal Residence is “no.” The proposed project includes the development of one single-family residential dwelling unit that is consistent with the long-range plans adopted by the City of Newport Beach. The proposed project is not characterized by features that attract or facilitate new, unanticipated development, which would ordinarily be considered growth inducing. Conventionally, growth inducement is measured by the potential of a project or a project’s secondary effects (i.e. provision of new infrastructure which supports housing or creation of jobs) to facilitate

development of housing. Since the proposed single-family residence is limited in scope and ultimately, its effect on the environment, the standard variables associated with the development of housing, commercial or industrial land uses do not apply. Further, all of the infrastructure and public facilities that exist in the project area are adequate to provide an adequate level of service, including sewer, and water. Project implementation will not result in any significant direct or indirect addition of residential development that would generate new residents or employment that would be an “attractor” of residents to the area that are not already anticipated in the General Plan. The site is not located in an isolated area that is constrained by the absence of infrastructure where the provision of infrastructure would promote further development. None of the accepted standards that distinguish growth-inducing projects characterize the proposed project; therefore, no growth-inducing impacts are anticipated as a result of project implementation.

